

**TOWN OF SUPERIOR
MINUTES SPECIAL MEETING
DECEMBER 5, 2013, 7:00 PM**

CALL TO ORDER:

Meeting was called to order at 7:04 p.m. by Mayor Valenzuela.

ROLL CALL:

Mayor	Jayne Valenzuela
Vice Mayor	Olga Lopez
Councilmember	Gilbert Aguilar
Councilmember	Michael Alonzo
Councilmember	Mila Besich-Lira
Councilmember	Stephen Estatico
Councilmember	John Tameron

STAFF IN ATTENDANCE:

Town Manager	Margaret Gaston
Town Attorney	Stephen Cooper
Administration	Ruby Cervantes
Fire Department	Todd Pryor
Public Works	Anthony Huerta

PLEDGE OF ALLEGIANCE:

Mayor Valenzuela led members of the public in the Pledge of Allegiance.

1. PUBLIC HEARING REGARDING THE REZONING OF PROPERTY LOCATED AT 1113 W. US HIGHWAY 60.
 - A. At 7:00 pm Mayor Valenzuela opened a public hearing regarding the rezoning of the above listed property. This rezoning of the property has been considered for quite some time. The Circle K Corporation representatives have met with the Town Engineer Richard Turner, and also have held meetings in town with a the neighborhood surrounding this property. Planning and Zoning Commission did meet on November 14, 2013, at the Senior Center, and they did have a quorum. The Zoning change was discussed. The motion was made and passed to approve the zoning change at 1113 W. US Highway 60 fro R3 to C2. Also the notion was made to approve the SP-2003-01 Site Plan at 1113 W. US Highway 60; motion carried. Mr. Richard Turner presented some additional information as well as going over some of the things that were brought up at the November 14, 2013 Planning and Zoning Meeting. He said all requirements were met.
Mr. Scarborough presented photos of the Circle K and explained the concerns some of the citizens had regarding lighting, noise and appearance. All of those issues were corrected. Hearing was opened to public comments. Councilmember Alonzo asked if this was a 12

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pump station and would it service large trucker trucks. Mr. Scarborough stated this was a 10 pump station and would not service large trucks. Councilmember Tameron wanted to know if Willdan would be in charge of inspection of this project and if this would affect Hurf. Town Manager stated that Pinal County would be doing all of the inspections. Tiffany homeowner of property right next to the purposed site and she is not opposed to the Circle K going in. Her concern is about the traffic going into town and coming out of that turn off and would like to see if anything can be changed or would like for the Town to please take that into some consideration. Pam Rabago has concerns of traffic on Palma and the turn off into Main Street from the 60. Hank Gutierrez stated that maybe a option would be to change the parking for the residents to be from Magma Flats Drive so residents would not be affected by the increase of traffic that the Circle K might bring. He is also Happy that the lighting will not affect the dark skies that the Town has enjoyed for so many years. Mr. Gutierrez also stated that he hopes that the signage to the Circle K will not be a tall big sign but a ground level sign like he has seen in some of the newer Circle K down the valley.

CLOSE PUBLIC HEARING:

Mayor asked for a motion to close Public Hearing, motion by Councilmember Aguilar to close public hearing, second by Councilmember Besich-Lira. Motion carries.

ADJOURNMENT: Public Hearing closed at 7:27 pm.

Mayor Jayme Valenzuela

Attest:

Town Manager/Margaret Gaston